

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-19629 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-45-95), Major Modification (MOD-2425) and ROC (2428) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 03/12/07, the landscape plan date stamped 02/14/07 and building elevations, date stamped 02/06/07, except as amended by conditions herein.
4. A Waiver from Title 19.12 perimeter landscape requirements is hereby approved, to allow perimeter landscape improvements along Grand Teton Drive to be completed in a later phase of development.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All mechanical equipment and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

10. Coordinate offsite improvements for Grand Teton Drive with the “Jones Boulevard/Grand Teton Drive Roadway Improvements” Project.
11. A Drainage Plan and Technical Drainage Study, or other acceptable information, must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for the proposed expansion of an existing park at the southeast corner of Grand Teton Drive and Bradley Road. The development of this parcel will provide primarily a dual purpose lacrosse and soccer field, supporting infrastructure, parking and enhanced landscaping.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
7/19/95	The City Council approved a Rezoning (Z-0040-05) of 37.79 acre site from R-E (Residence Estates) to C-V (Civic) including the subject site. The Planning Commission recommended approval of the request at their meeting of June 22, 1995. Condition # 8 of that approval requires that a detailed plot plan for the site be submitted to the Planning Commission and City Council for approval at a public hearing prior to development. Staff recommended approval.
02/21/01	The City Council approved a General Plan Amendment (GPA-0041-00) to PF (Public Facilities), Rezoning (Z-0109-00) to C-V (Civic), and Site Development Plan [Z-0109-00(1)] in order to allow the development of an elementary school on 12.1 acres adjacent to the subject site. The Planning Commission recommended approval of the Rezoning and Site Development Plan, but was unable to obtain a supermajority for the General Plan Amendment. The Planning Commission and staff recommended approval.
08/06/03	The City Council approved a Major Modification (MOD-2425) to the Iron Mountain Ranch Master Plan, which would allow KB Home Nevada, Inc., to post a bond for park improvements rather than commence construction; and approved the companion Review of Conditions (ROC-2428), which modified the timeframe for construction of the park facilities. The Planning Commission and staff recommended approval.
08/20/03	The City Council approved a Site Development Plan Review (SDR-2602) for a proposed public park on the subject site. The Planning Commission and staff recommended approval.
03/22/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #14/r1).

<i>Related Building Permits/Business Licenses</i>	
01/14/04	A Building Permit under Plan Check Number C-364-03 was issued for the rough grading for a city park on a separate portion of the parcel upon which the subject site is located. Additional permits under this plan check number were issued for shade structures, on-site improvements and hardscapes, and on-site sewer.

<i>Pre-Application Meeting</i>	
01/24/07	A pre-application meeting was held to discuss the requirements for a Site Development Plan Review, and whether this case required a public hearing.

<i>Neighborhood Meeting</i>
A Neighborhood Meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.31

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Pubic Facilities)	C-V (Civic)
North	Single Family Residential	R (Rural Density Residential)	R-E (Residence Estates), R-E (Residence Estates) under ROI to C-V (Civic)
South	Undeveloped, Park, School	PF (Pubic Facilities), PR-OS, ML (Medium-Low Density Residential)	C-V (Civic), R-PD7 (Residential Planned Development – 7 Units Per Acre)
East	Single Family Residential	PF (Pubic Facilities), L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units Per Acre), R-E (Residence Estates) under ROI to C-V (Civic)
West	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Iron Mountain Ranch	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A

The site is located within the area governed by the Iron Mountain Ranch Master Plan, and is designated as a park by the plan. The Recreation Trails Element of the General Plan designates the east side of Bradley Road for a 30-foot wide Multi-Use Equestrian Trail, and the Transportation Trails Element of the General Plan designates the south side of Grand Teton Drive for a 20-foot wide Multi-Use (Non-Equestrian) Trail. The Trail and related landscaping improvements, however, are included in a separate right-of-way improvement project (Jones Boulevard Improvements – Elkhorn Road to Horse Drive), and the applicant requests that these requirements be deferred until the subsequent park construction phase.

DEVELOPMENT STANDARDS

Title 19.08.050 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, all proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	7.31 acres
Min. Lot Width	662.49 Feet
Min. Setbacks <ul style="list-style-type: none">• Front• Side• Corner• Rear	155 Feet 145 Feet 750 Feet 95 Feet
Trash Enclosure	145 Feet, Screened

Landscaping and Open Space Standards

While C-V (Civic) zoned properties are exempt from the general application of landscape requirements, the proposed park should conform to parking lot landscaping and residential buffering requirements. While parking lot trees provided are not spaced exactly as would be required if Title 19.12 applied, the landscape plan identifies 22 trees in the parking lot where 17 trees are required based upon a six to one parking space to tree ratio. Perimeter landscaping along the north property line will be provided in the construction phase in concurrence with a proposed Multi-Use, Non-Equestrian Trail along Grand Teton Drive which is proposed as a separate right-of-way improvement.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Park	4 acres	Two spaces per gross acre, Plus additional parking for each major sports or recreational facility.	15		96	3	Y
TOTAL					99		Y

ANALYSIS

- Zoning

The park site is designated PF (Public Facility) and PR-OS (Park/Recreation/Open Space) in the Centennial Hills General Plan. The designation allows for public parks, recreational areas, schools, and public uses. The C-V (Civic) zoning on the subject site corresponds to the General Plan designations.

The site is located within the area governed by the Iron Mountain Ranch Master Plan, and is designated as a park by the plan. A Major Modification (MOD-2425) to the Iron Mountain Ranch Master Plan places responsibility for constructing the park on the City. The Transportation Trails Element of the General Plan designates the south side of Grand Teton Drive for a 20-foot wide Multi-Use Non-Equestrian Trail. This trail and related landscaping will be provided as a separate right-of-way improvement project that will be concurrent with the construction phase of this park.

The proposed plan for the park includes a soccer/lacrosse field with four outdoor lighting fixtures and a surrounding chain-link fence. In addition, 99 parking spaces with 22 parking lot trees are provided between the proposed field and Grand Teton Drive. A previous phase of the park located at Bradley Road and Whispering Sands includes a playground, skateboard area, bocce court, picnic area, restroom building and parking area on the west side of the park, with a playground and parking lot at the north side of the park. The central portion of the park will be devoted to a passive recreation area. Access to this phase will be entirely via two driveways to Grand Teton Drive. No pedestrian nor vehicular linkages are proposed between phases one and two of the park at this time.

- Waivers

No waivers are requested or required for the proposed development.

- Landscaping

The proposed landscaping will greatly enhance the site and will be a positive amenity for the neighborhood. In addition, the Multi-Use, Non-Equestrian recreational trail along the northern perimeter will further enhance the aesthetics of the site.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The park is compatible with the adjacent development and will provide recreation opportunities for residents in the immediate area. Further, the proposed park is consistent with and required by the Iron Mountain Ranch development agreement and specifically Major Modification (MOD-2425).

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The development is consistent with the General Plan, the Iron Mountain Ranch Master Plan and Title 19.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The park will be a relatively low-intensity use, and will not significantly impact adjacent roadways or neighborhood traffic patterns.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

The proposed landscaping will greatly enhance the site and will be a positive amenity for the neighborhood. In addition, the Multi-Use, Non-Equestrian recreational trail along the northern perimeter will further enhance the aesthetics of the site.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The proposed structures will be appropriate for the park use and will be compatible with adjacent development.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

Adequate measures have been taken in the design of the site to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 790 by Planning Department

APPROVALS 0

PROTESTS 0